

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, September 5, 2012**

5 **6:00 p.m.**

6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 300**
8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Planning Commission Members:**

City Staff:

13
14 Perry Bolyard, Chair
15 Lindsay Holt
16 Ed Ogilvie
17 Dennis Peters
18
19
20

Brian Berndt, Community/Economic Development Dir.
Larry Gardner, Planner
Shane Topham, City Attorney
Brad Gilson, City Engineer
Mike Johnson, Planning Technician
Kory Solorio, Deputy City Recorder

21 **BUSINESS MEETING**

22
23 **1.0 WELCOME/ACKNOWLEDGEMENTS – Chair Bolyard.**

24
25 Chair Bolyard called the meeting to order at 6:00 p.m.
26

27 **2.0 CITIZEN COMMENTS**

28
29 There were no citizen comments.
30

31 **3.0 PUBLIC HEARINGS**

32
33 **3.1 (Project #WT 12-001) Public Comment on a Request from AT&T to Relocate**
34 **and Upgrade Existing Wall-Mounted Antennas on the Rooftop Penthouse of**
35 **the Building Located at 2855 East Cottonwood Parkway.**
36

37 (18:01:15) Planning Technician, Mike Johnson, presented the staff report and explained that the
38 proposal was to upgrade some of the existing AT&T rooftop antennas to LTE technology. There
39 are currently 10 antennas on the east side of the rooftop mounted on the penthouse as well as
40 some on a roof-mounted apparatus. The proposal was to upgrade to LTE technology, remove the
41 existing equipment from the skid-mounted apparatus, and install the new equipment on the
42 building. Mr. Johnson stated that they plan to take the four of the antennas on the apparatus,
43 reduce it to three, and mount them on the wall. They will then move the other existing antennas
44 from the east side and put three on the north and three on the south. The antennas will be wall-
45 mounted on the penthouse. The new LTE upgraded antennas will be eight-feet tall. The existing
46 antennas are four to five feet tall. Mr. Johnson reported that they will be painted to match the

1 penthouse and not exceed the top of the penthouse. There are currently three or four other
2 existing carriers with antennas on the penthouse.

3
4 The applicant, Connie Nesbitt, was present representing AT&T Wireless. She explained that the
5 proposal will allow them to optimize the existing site and upgrade to provide the LTE, which
6 allows 4G coverage. The equipment should be less conspicuous as they will be getting rid of the
7 skid-mount, which stood out from the penthouse. Everything will be mounted to the penthouse
8 wall, painted to match, and not exceed the current height.

9
10 (18:04:00) Chair Bolyard opened the public hearing. There were no public comments. The
11 public hearing was closed.

12
13 **3.2 (Project #SD 12-001) Public Comment on a Request from Jeff Horsley to**
14 **Subdivide 3.75 Acres of Property into Three Lots Located at Approximately**
15 **2230 East 7800 South.**
16

17 (18: 05:11) Planner, Larry Gardner, explained that the applicant was proposing to subdivide
18 nearly four acres into three lots. Two of the lots exceed one acre in size while Lot 1 was very
19 close to one acre. Mr. Gardner showed the location of the subdivision with Brighton High
20 School to the north and a large apartment complex to the west. All of the uses in the area are
21 large lot rural residential with homes to the east being within the R-1-8 Zone. The applicant,
22 Jeff Horsley, was proposing to subdivide the property and live in one of the homes while they are
23 built. Mr. Gardner described the two zones in which the subdivision will be located. Lots 1 and
24 2 will be in the R-1-21 Zone and the final lot will be subject to one-acre lot zoning. He
25 explained that all of the lots meet the minimum zoning standards and he will extend a road from
26 7800 South to the West and install another fire safety turnaround. The road will be
27 approximately 32 feet wide with a fire hydrant nearby. It was noted that there will be no
28 construction on the hill portion and only on the flat portion.

29
30 In response to a question raised by Chair Bolyard, it was reported that the property to the west
31 will remain undeveloped. It was Mr. Gardner's opinion that the property is completely
32 unbuildable.

33
34 Mr. Horsley indicated that he plans to take 3.85 acres and convert it to three buildable parcels.
35 He stated that the property meets the restrictions in place.

36
37 Commissioner Peters asked who developed the hillside lines. Mr. Horsley explained that he had
38 a geo-tech (AGEC) come out and together they piloted holes from the hilltop to the bottom of the
39 slope. They then had an impact study done to determine the proper distance from the hillside.

40
41 (18:12:00) Chair Bolyard opened the public hearing. There were no public comments. The
42 public hearing was closed.

43
44 **4.0 DISCUSSION ITEMS**
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1 **4.1 (Project #SD 12-001) Discussion on a Proposal from Jeff Horsley to**
2 **Subdivide 3.75 Acres of Property into Three Lots Located at Approximately**
3 **2230 East 7800 South.**

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5 **5.0 ACTION ITEMS**

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7 **5.1 (Project #WT 12-001) Action on a Proposal from AT&T to Relocate and**
8 **Upgrade Existing Wall-Mounted Antennas on the Rooftop Penthouse of the**
9 **Building Located at 2855 East Cottonwood Parkway.**

10
11 *(18:13:47) Commissioner Holt moved to approve the proposal from AT&T to relocate and*
12 *upgrade existing wall-mounted antennas on the rooftop Penthouse of the building located at*
13 *2855 East Cottonwood Parkway subject to the conditions prepared by staff. Commissioner*
14 *Peters seconded the motion. Vote on motion: Lindsay Holt-Aye, Dennis Peters-Aye, Ed*
15 *Ogilvie-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.*

16
17 **5.2 Approval of the July 18, 2012 and August 1, 2012 Minutes.**

18
19 Approval of minutes was tabled until the next meeting.

20
21 **6.0 ADJOURNMENT**

22
23 *Commissioner Peters moved to adjourn. Commissioner Ogilvie seconded the motion. Vote on*
24 *motion: Lindsay Holt-Aye, Dennis Peters-Aye, Ed Ogilvie-Aye, Chair Perry Bolyard-Aye.*
25 *The motion passed unanimously.*

26
27 The Planning Commission Meeting adjourned at 6:16 p.m.

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2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
3 *Cottonwood Heights City Planning Commission Meeting held Wednesday, September 5, 2012.*
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10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
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15 Minutes approved: October 17, 2012
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